

FOR SALE

10/2 ST ANDREW STREET
DALKEITH | EH22 1AN

VAT FREE TOWN CENTRE RETAIL INVESTMENT



OFFERS IN EXCESS OF £120,000
(9.41% NET INITIAL YIELD)


Sheridan Keane
REAL ESTATE INVESTMENT

EXECUTIVE SUMMARY

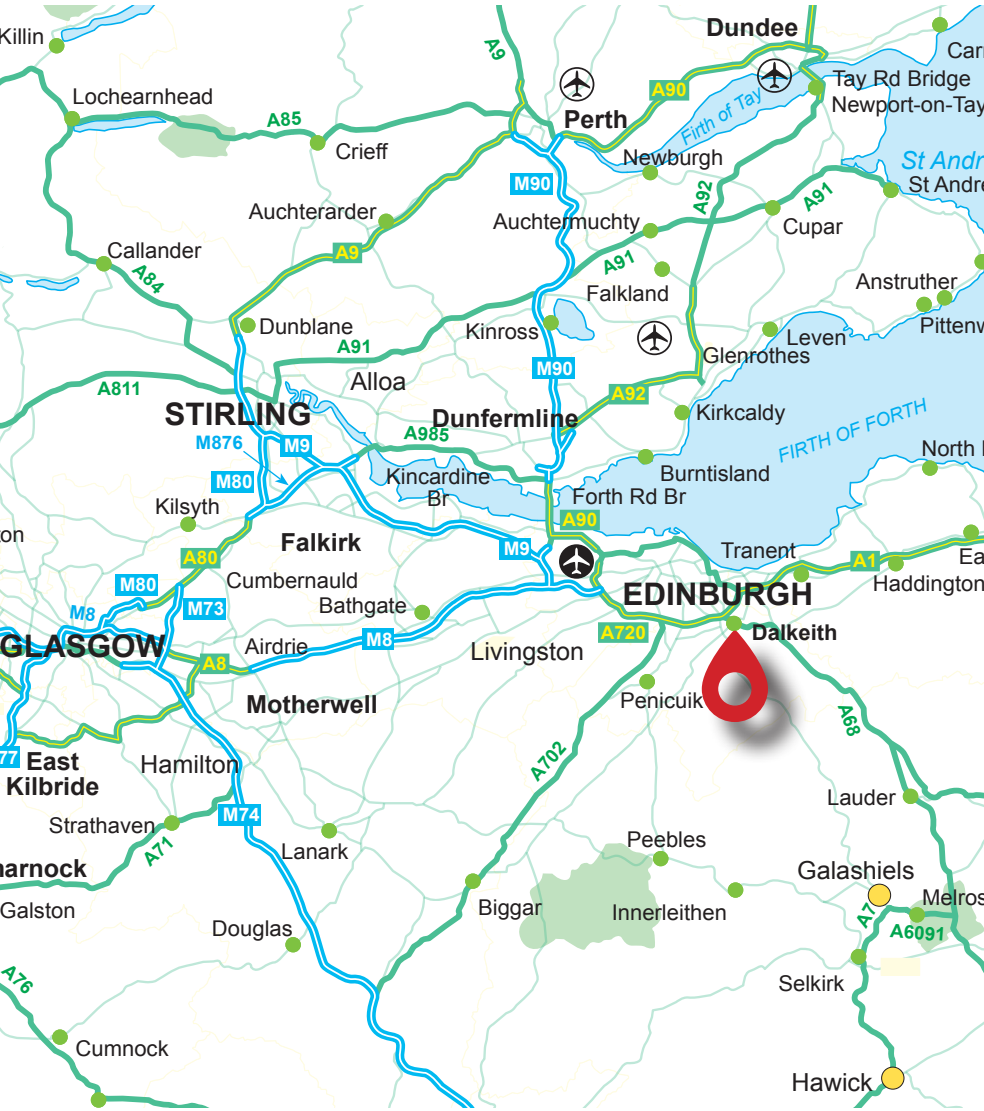
- VAT Free Town Centre Retail Investment in the heart of Dalkeith;
- Located next to the main public car park in Dalkeith on St Andrew Street;
- Self contained ground floor retail unit with extensive glazed frontage;
- Extends to 75.26 sq m (810 sq ft & 785 sq ft ITZA)
- Let to Temple of the Dog Dalkeith Limited (SC780488) until 14 November 2028;
- Passing rent of £11,500 per annum (£14.65/ sq ft Zone A);
- Full repairing and insuring terms;
- We are instructed to seek **offers in excess of £120,000 (ONE HUNDRED AND TWENTY THOUSAND POUNDS STERLING)** exclusive of VAT. A purchase at this level reflects **an attractive 9.41% net initial yield** after allowing for standard purchasers' costs of 2.63%.



LOCATION

The subject property is located in the historic and popular market town of Dalkeith, Midlothian, approximately 8 miles south-east of Edinburgh city centre.

Dalkeith serves as a key commuter town and a local retail hub for the surrounding residential areas.



SITUATION

The property benefits from a prominent position on St Andrew Street enjoying excellent footfall and vehicular traffic. Nearby occupiers include Lidl, B&M, Greggs, Baynes, Betfred, Ladbrokes and JD Wetherspoon.

The area is well-served by public transport, with numerous bus routes connecting to Edinburgh and surrounding towns. The road infrastructure in and around the town is excellent, with easy connections to the A7 and A68, leading to the Edinburgh City Bypass (A720).





DESCRIPTION

The property is comprised of a ground floor retail unit forming part of a semi-detached, 2 storey and attic building held under a pitched and slated roof.

The property is open plan internally with access via a glazed pedestrian door whilst benefiting from extensive glazed main road frontage.

There is a single disabled compliant WC towards the rear of the shop as well as a fire escape to the lane at the rear of the building.

ACCOMMODATION

The subject premises, in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extend to the following approximate areas:

AREA	SIZE (SQ M)	SIZE (SQ FT)
TOTAL NIA	75.26	810
TOTAL ITZA	72.91	785



TENURE

The subject property is held on a heritable title (Scottish equivalent to English freehold).

TENANCY

The subject premises are let to Temple of the Dog Dalkeith Limited (SC780488) from an initial date of entry of 15 November 2023 with expiry on 14 November 2028. The passing rent is £11,500 per annum (£14.65/sq ft Zone A), paid monthly in advance.

The lease is held on full repairing & insuring terms.



PROPOSAL

We are instructed to **seek offers in excess of £120,000 (ONE HUNDRED AND TWENTY THOUSAND POUNDS STERLING)** exclusive of VAT.

A purchase at this level reflects **an attractive 9.41% net initial yield** after allowing for standard purchasers' costs of 2.63%.

EPC

The Energy Performance Certificate rating is F.

VAT

VAT has not been elected and therefore this is a VAT free transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

CONTACT

Graeme Millar

Tel: 07523 512804

graeme@sheridankeane.co.uk



www.sheridankeane.co.uk

Sheridan Keane Real Estate Investment
90a George Street
Edinburgh
EH2 3DF

Tel: 0131 300 0296

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